



**FARRAGUT VISUAL RESOURCES REVIEW BOARD
AGENDA**

Farragut Town Hall
Board Room
Tuesday, February 22, 2022
7:00 p.m.

1. Approval of minutes for the January 25, 2022, meeting.
2. Review of an individual tenant panel sign for Maurice's, located at 11443 Parkside Drive.
3. Review of an individual tenant panel sign for Allstate, located at 11416 Kingston Pike.
4. Review of a landscape plan for Renaissance Farragut, Additional Buildings, located at 12756 Kingston Pike.
5. Follow-up discussion of ordinance provisions for “peripheral accessory freestanding signs” and requests for directional enter/exit signs.

**11408 MUNICIPAL CENTER DRIVE | FARRAGUT, TN 37934 | 865.966.7057 |
WWW.TOWNOFFARRAGUT.ORG**

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MEMORANDUM

TO: Farragut Visual Resources Review Board
FROM: Bart Hose, Assist. Community Development Director.
SUBJECT: Regularly Scheduled Meeting - Tuesday, February 22, 2022, at 7:00 p.m.

AGENDA

1. Approval of Minutes for the January 25, 2022, meeting

2. Ground Mounted Sign Applications

a) Maurice's – 11443 Parkside Drive

Individual Tenant Panel Sign located at 11443 Parkside Drive.

Maurice's is requesting approval for an individual tenant panel sign located at 11443 Parkside Drive.

The proposed tenant panel appears to be legible, and staff can recommend approval.

b) Allstate – 11416 Kingston Pike

Individual Tenant Panel Sign located at 11416 Kingston Pike.

Allstate is requesting approval for an individual tenant panel sign located at 11416 Kingston Pike.

The proposed tenant panel appears to be legible, however, the applicant should consider increasing the font size, if possible, to improve its readability. The staff can recommend approval.

3. Landscape Plans

a) Renaissance Farragut – 12756 Kingston Pike

Landscape plan for Renaissance Farragut located at 12756 Kingston Pike.

This item involves a required landscape plan for two additional buildings in the Renaissance Farragut development located at 12756 Kingston Pike.

The applicant has revised the plan and addressed staff's initial review comments. The staff recommends plan approval.

4. Other Business

a) Follow-up Discussion of Sign Ordinance Provisions for Peripheral Accessory Freestanding Signs and Requests for Directional Enter/Exit Signs

Included in your packet are possible amendments to address the issue. Please review them and consider how they might impact various sites within the community.



FARRAGUT VISUAL RESOURCES REVIEW BOARD – Minutes

The Farragut Visual Resources Review Board met on Tuesday, January 25, 2022. Chairman Marty Layman presided. Members in attendance were Marty Layman, Alderman Ron Pinchok, Brittany Moore, Jeanie Stow, Derek Wright, and Youth Representative Inas Lalani. Mr. Randy Armstrong and Mr. Stephen Marlowe were absent.

Chairman Layman called the meeting to order at 7:00 pm.

1. Minutes:

A motion was made by Alderman Pinchok to approve the October 26, 2021, minutes as submitted. The motion was seconded by Ms. Moore, and it passed unanimously.

2. Ground Mounted Sign Applications:

a) IVX Health – 11609 Parkside Drive

Individual Tenant Panel Sign located at 11609 Parkside Drive.

IVX Health requested approval for an individual tenant panel sign located at 11609 Parkside Drive.

The staff recommended approval of the sign noting that it appeared legible.

Ms. Stow made a motion to approve the sign. Ms. Moore seconded the motion, which passed unanimously.

b) Casey's – 701 North Campbell Station Road

Permanent Ground Mounted Sign (Reface) located at 701 N. Campbell Station Road.

Casey's requested approval for a refaced monument ground sign located at 701 North Campbell Station Road. The plan included installing a new 28 square foot sign face on an existing sign structure.

The staff reviewed the request and recommended approval subject to the following:

1. Revising the site plan sheet to document the sign setback from the property line (previous permit shows a 14-foot setback).
2. Revising the sign plan sheet(s) to document all required sign and structure dimensions more clearly. This would include existing sign base height and height of the address number area.
3. Specifying the use of a dwarf variety Boxwood for the landscaping to avoid future sign visibility conflicts.



Alderman Pinchok made a motion to approve the sign subject to staff's recommendations. Ms. Stow seconded the motion, which passed unanimously.

c) Casey's – 13061/13065 Kingston Pike

Permanent Ground Mounted Sign (Reface) located at 13061/13065 Kingston Pike.

Casey's requested approval for a refaced monument ground sign located at 13061/13065 Kingston Pike. The plan included installing a new sign face on an existing sign structure.

The staff recommended approval subject to the following:

1. Revising the site plan sheet to document the sign setback from the property line (previous permit shows a 16-foot setback).
2. Verifying sign area and revising the sign plan sheet(s) to clearly document compliant dimensions based on the setback.

The applicant should also ensure that dwarf variety and noninvasive species are used if any of the existing plants need to be replaced.

Ms. Moore made a motion to approve the sign plan subject to staff recommendations. Mr. Wright seconded the motion, which passed unanimously.

d) Meadows on McFee Subdivision Sign (North Entrance) – Located off McFee Road

Permanent Ground Mounted Subdivision Signs located along McFee Road.

Meadows on McFee Subdivision requested approval for a permanent ground mounted sign located at the subdivision's north entrance (Scarlet Sage Dr.) located off of McFee Road. The sign face area is approximately 28 sq. ft. in size and would be mounted on a larger brick wall feature. The proposed sign structure is located within an open-space lot which will eventually be controlled by the development's HOA.

The staff reviewed the proposed plan and recommended approval subject to the following:

1. Clarifying the final location of utilities and related easements along McFee Rd. and verifying compliance with all setback requirements.
2. A survey being required to document that the installed sign meets all setback and other applicable standards.

Representatives for the project were present and explained the plan.

The Board discussed the sign plan. Alderman Pinchok made a motion to approve the sign subject to staff's recommendations. Ms. Moore seconded the motion, which passed unanimously.



e) Meadows on McFee Subdivision Sign (South Entrance) – Located off McFee Road
Permanent Ground Mounted Subdivision Signs located along McFee Road.

Meadows on McFee Subdivision requested approval for a permanent ground mounted sign located at the subdivision's proposed south entrance located off of McFee Road. The sign face area is approximately 28 sq. ft. in size and would be mounted on a larger brick wall feature. The proposed sign structure will be located within an open-space lot which will eventually be controlled by the development's HOA.

The staff explained that the southernmost entrance road to the subdivision was shown on a preliminary subdivision plat but had not yet been constructed. Staff noted that a sign permit would not be issued until sufficient progress had been made toward completing construction of the roadway. Staff then recommended approval subject to the following:

1. Clarifying the final location of utilities and related easements along McFee Rd. and verifying compliance with all setback requirements.
2. Verifying the final location of all drainage pipes, structures, and easements; and assuring compliance with any setback requirements.
3. A survey being required to document that the installed sign meets all setback and other applicable standards.

Representatives for the project were present and explained the plan.

The Board discussed the sign plan. Ms. Stow made a motion to approve the sign subject to staff's recommendations. Mr. Wright seconded the motion, which passed unanimously.

f) Discussion and Feedback for a Proposed Topgolf Primary Permanent Ground Mounted Sign

Topgolf requested input regarding the proposed design of their primary permanent ground mounted sign (monument sign). The company had been working with its sign contractors to refine the design of its ground sign and wanted additional input from the Board before finalizing their plans. The sign will be located at the developments entrance along Outlet Drive

The Board discussed the proposed design of the sign, and the consensus opinion was that it looked good.



2. Landscape Plan Applications:

a) SKORE Hotel – 11320 Outlet Drive

Landscape plan for a planned SKORE Hotel located at 11320 Outlet Drive.

This item involved a required landscape plan for the proposed SKORE Hotel located at 11320 Outlet Drive.

The staff reviewed the plan and noted that the applicants were also requesting approval to utilize Hornbeam trees as shade tree substitutes in areas of close proximity to the building and several light poles. Staff explained that the board may permit such substitutions provided they do not exceed 20% of the total number of required shade trees on the site. The staff recommended approval subject to the following:

1. Adding a landscaped island to the southeastern most row of parking as required by the Planning Commission as part of the site plan approval.

The board discussed the plan. Ms. Stow then made a motion to approve the plan subject to staff's recommendation. Mr. Moore seconded the motion, which passed unanimously.

b) Meadows on McFee Subdivision – Located off McFee Road

Landscape plan for the Meadows on McFee Subdivision.

This item involved a required landscape plan for the Meadows on McFee Subdivision being developed off of McFee Road. It included required landscaping for the proposed detention basins. It also included proposed street trees as part of the subdivision's streetscaping plan as required by the subdivision regulations and Planning Commission.

The staff reviewed the plan and recommended approval subject to the following:

1. Verifying and making any needed corrections to all plant counts, tables, and labeling.

The board discussed the plan. Ms. Moore then made a motion for its approval subject to staff's recommendation. Ms. Stow seconded the motion, which passed unanimously.

3. Other Business:

a) Discussion of Sign Ordinance Provisions for Peripheral Accessory Freestanding Signs and Requests for Directional Enter/Exit Signs

The staff explained that there had been several instances of business owners/developers requesting, or installing without a permit, entrance/exit signs. Currently, the Sign Ordinance only provides for one (1) "peripheral accessory freestanding sign" per public street of access easement providing direct access to the property. Staff then asked the Board if they wanted to consider possible amendments to the ordinance to



The Board discussed the issue and felt that some ordinance adjustment was necessary to address the issue. Options to permit one sign per access driveway, as opposed to the street providing access, along with allowing two per access driveway, were noted and briefly discussed. The Board asked staff to continue to look into the matter and suggest potential ordinance changes.

Meeting adjourned at 8:15 pm



13.3'

3'-6"

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☐ APPROVED W/CHANGES
☐ REVISE & RESUBMIT

APPROVAL SIGNATURE

DATE: 02-02-2022
SCALE: 1/2" = 1'

DRAWN BY:
Tiffany Poling

FILE LOCATION:
Baker/M/Maurices

SALES REPRESENTATIVE:
Baker Jones

FILE:
Maurices Tenant Turkey Creek

LOCATION:
Knoxville, TN



Front View

Scale: 1-1/2" = 1' - 0"



Mock Up

Scale: NTS

NOTES

First surface applied Vinyl Avery Cobalt Blue UC 900-686-T with reverse weed graphics on existing panels.

Sign is Double Sided - Qty: 2



Allstate

Colin Karich

Date: 12/06/21

Revised: _____

Drawn by: KEH

Scale: As Noted in Drawing

File Name: Layouts
12_06_21.ai

File Folder: A:\Allstate\Existing\
Allstate\Karich, Colin

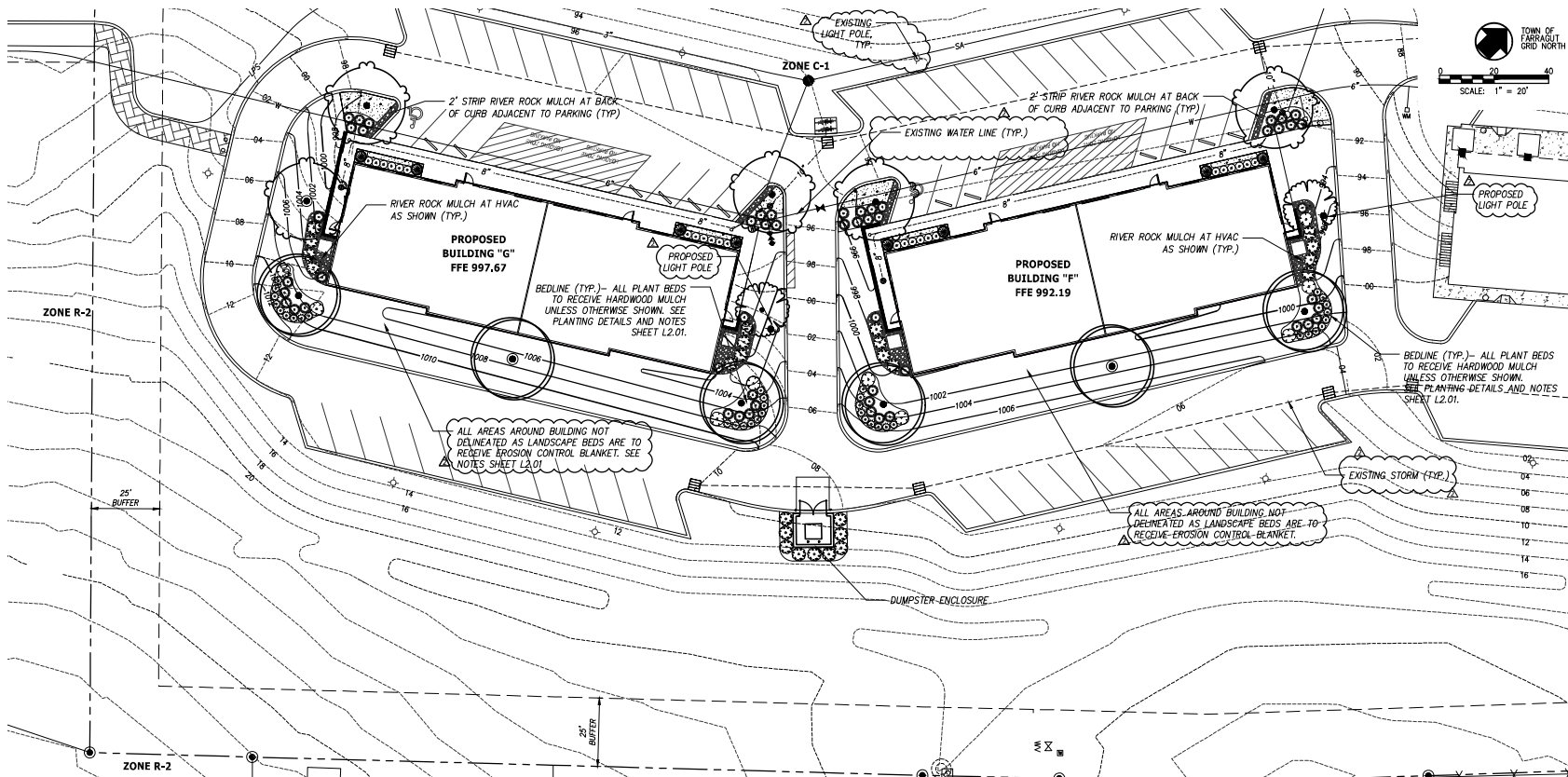
Project Manager: LF

Sign Type:
Monument Vinyl
Exterior

signcraft USA
identifying your way

1301 Anderson Pike
Nashville, TN 37211
p. 615-885-2900
f. 615-885-2989

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PLANT SCHEDULE					
CANOPY TREES	QTY	BOTANICAL / COMMON NAME	SIZE	CONTAINER	USE
	6	Liquidambar styraciflua Ward TM / Cherokee Sweet Gum	2" Cal.	B&B	Shade Tree
	5	Zelkova serrata 'Green Vase' / Green Vase Sawleaf Zelkova	2" Cal.	B&B	Shade Tree
EVERGREEN TREES	QTY	BOTANICAL / COMMON NAME	SIZE	CONTAINER	USE
	8	Thuja standishi x plicata 'Morning' TM / Tiny Tower Arborvitae	6" Ht.	B&B	Evergreen Ornamental Tree
FLOWERING TREES	QTY	BOTANICAL / COMMON NAME	SIZE	CONTAINER	USE
	2	Prunus serrulata 'Kwanzan' / Kwanzan Japanese Flowering Cherry	2" Cal.	B&B	Ornamental Understory Tree
SHRUBS	QTY	BOTANICAL / COMMON NAME	SIZE	CONTAINER	USE
	9	Hydrangea arborescens 'Incrediball' / Incrediball White Hydrangeas	3 gal.	Container	Flowering Shrub
	36	Ilex cornuta 'Carissima' / Carissima Chinese Holly	3 gal.	Container	Evergreen Shrub
	24	Ilex glabra 'Chameleon' TM / Nordic Inkberry Holly	3 gal.	Container	Evergreen Shrub
	25	Viburnum x pragnae / Prague Viburnum	3 gal.	Container	Evergreen Screen/Foundation Planting
GRASSES	QTY	BOTANICAL / COMMON NAME	SIZE	CONTAINER	USE
	62	Panicum virgatum 'Shenandoah' / Shenandoah Switchgrass	3 gal.	Container	Ornamental Grass
GROUND COVERS	QTY	BOTANICAL / COMMON NAME	SIZE	CONTAINER	USE
	287	Liriope muscari 'Big Blue' / Big Blue Liriope	1 gal.	Container	Evergreen Ground Cover

NOTE: ALL SHRUBS TO BE 18" MIN. HEIGHT AT TIME OF PLANTING.
SEE PLANTING NOTES AND DETAILS.

LANDSCAPING BETWEEN BUILDING 'F' AND PARKING LOTS

BLDG. PERIMETER	NORTH	EAST	SOUTH	WEST
390 LF (BLDG F)	149 LF	46 LF	149 LF	46 LF
*MINIMUM REQUIRED LANDSCAPE AREA	373 SF	115 SF	373 SF	115 SF
PROVIDED LANDSCAPE AREA	722 SF	1215 SF	4006 SF	956 SF
*MINIMUM REQUIRED BED AREA	94 SF	29 SF	94 SF	29 SF
PROVIDED BED AREA	629 SF	250 SF	358 SF	159 SF

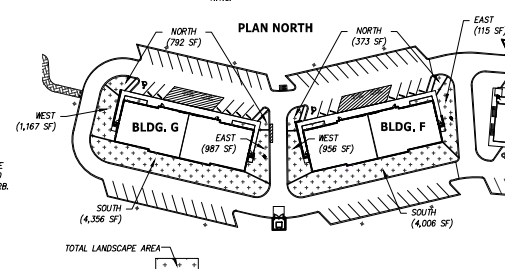
* 2.5 SQ. FT. PER LINEAR FOOT OF BUILDING PERIMETER REQUIRED ** 25% LANDSCAPE AREA, NOT TO INCLUDE PARKING ISLAND AREA. PARKING ISLAND MINIMUM IS 5' WIDE FROM FACE OF CURB.

LANDSCAPING BETWEEN BUILDING 'G' AND PARKING LOTS

BLDG. PERIMETER	NORTH	EAST	SOUTH	WEST
390 LF (BLDG G)	149 LF	46 LF	149 LF	46 LF
*MINIMUM REQUIRED LANDSCAPE AREA	373 SF	115 SF	373 SF	115 SF
PROVIDED LANDSCAPE AREA	782 SF	987 SF	4356 SF	1167 SF
*MINIMUM REQUIRED BED AREA	94 SF	29 SF	94 SF	29 SF
PROVIDED BED AREA	516 SF	145 SF	417 SF	121 SF

* 2.5 SQ. FT. PER LINEAR FOOT OF BUILDING PERIMETER REQUIRED ** 25% LANDSCAPE AREA, NOT TO INCLUDE PARKING ISLAND AREA. PARKING ISLAND MINIMUM IS 5' WIDE FROM FACE OF CURB.

LANDSCAPE AREAS PLAN



LANDSCAPE SITE REQUIREMENTS

MINIMUM REQUIRED: 1 SHADE TREE/2500 S.F. OF IMPROVEMENTS
32670 SF/2500 S.F. = 13 SHADE TREES

PROVIDED LANDSCAPE AREA

11 SHADE (CANOPY) TREES, 2 UNDERSTORY (FLOWERING) TREES FOR SHADE TREE SUBSTITUTION
SEE PLANT SCHEDULE THIS SHEET. ADDITIONAL EVERGREEN TREES PROVIDED AT BUILDING FACADE.

NOTES:

- THIS SITE WAS PREVIOUSLY APPROVED AND PERMITTED BY THE TOWN OF FARRAGUT. A TREE PRESERVATION AND REMOVAL PLAN IS NOTE INCLUDED SINCE THAT WAS PART OF THE PREVIOUSLY APPROVED PLAN. THIS SET INCORPORATES ONLY THE REVISIONS ASSOCIATED WITH THE NEW BUILDING FOOTPRINTS FOR 12756 AND 12760.
- THIS PLAN REFLECTS AND IS CONSISTENT WITH THE REMAINING PLAN SHEETS ASSOCIATED WITH THIS PROJECT.
- SEE LANDSCAPE SHEET C2.01 FOR PLANTING NOTES AND DETAILS.
- CONTRACTOR TO LOCATE ALL UTILITIES THAT MAY CONFLICT WITH TREE PLANTING AREAS AND PROJECT UTILITIES THROUGHOUT DURATION OF CONSTRUCTION. LANDSCAPING SHALL NOT INTERFERE WITH OR CREATE SHORT OR LONG TERM MAINTENANCE PROBLEMS ASSOCIATED WITH OVERHEAD OR UNDERGROUND UTILITIES AND SITE LIFTING.
- CONTRACTOR TO PROVIDE IRRIGATION DESIGN AND COORDINATE CONNECTIONS ON SITE.
- THE TOPOGRAPHIC DATA SHOWN WAS PROVIDED BY CANNON & CANNON, INC. DATED NOVEMBER 23, 2003. THE DATE OF BOUNDARY SURVEY WAS MARCH 27, 2002 AND IS ON THE TOWN OF FARRAGUT GRID SYSTEM. PLANS SHOWN ARE BASED ON ORIGINAL SURVEY AND DESIGN INFORMATION BY CANNON & CANNON, INC. FOR THE RENAISSANCE PROJECT. ADDITIONAL SURVEY SINCE CONSTRUCTION HAS NOT BEEN PROVIDED.
- CONTRACTOR TO FIELD VERIFY ALL DIMENSIONS ASSOCIATED WITH THIS PROJECT AS PART OF CONSTRUCTION.
- THE TOTAL AREA IS 20.97 ACRES. THE TOTAL DISTURBED AREA IS APPROXIMATELY 0.75 ACRES.
- ALL SETBACKS AND HEIGHT REQUIREMENTS SHALL BE IN ACCORDANCE WITH THE TOWN OF FARRAGUT ZONING ORDINANCE.
- OWNER: R. KNICK & NOAH L. MYERS
12748 KINGSTON PIKE, SUITE 206
KNOXVILLE, TN 37934
TEL. NO. (865) 675-3823
- PROPERTY CONCERNED REFLECTS PARCEL ID 151 06307 AS SHOWN KNOX COUNTY CLT TAX MAP NO. 151. ZONING FOR THE PORTION OF PROPERTY TO BE PERMITTED IS D-1.
- CONTRACTOR SHALL MEET LANDSCAPE COMPLETION ASSURANCE REQUIREMENTS FOR THE TOWN OF FARRAGUT.

PROPERTY DATA

PROPERTY OWNER	KNICK R. & NOAH L. MYERS 12748 KINGSTON PIKE, SUITE 206 KNOXVILLE, TN 37934
KNOXVILLE CLT. MAP NO.	151
PARCEL NUMBER	63.07
JURISDICTION	TOWN OF FARRAGUT
ZONING	D-1 "OFFICE DISTRICT"

REVISED PER TOWN OF FARRAGUT VIB COMMENTS	02/17/2022
REVISED PER TOWN OF FARRAGUT COMMENTS	02/07/2022

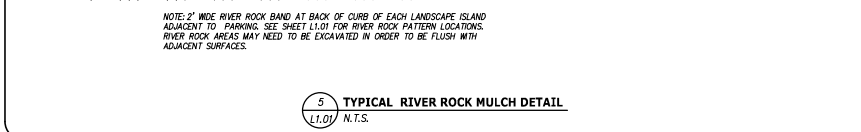
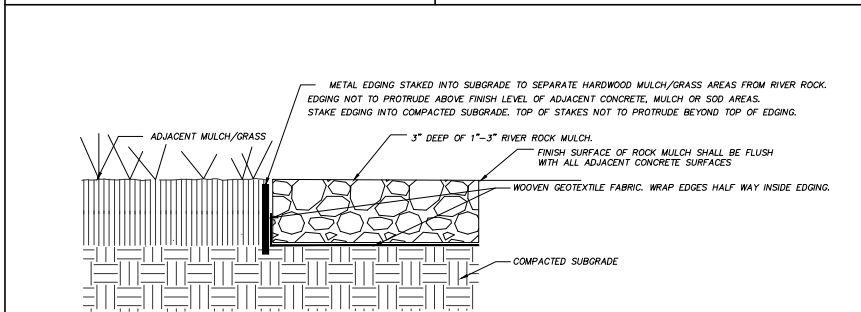
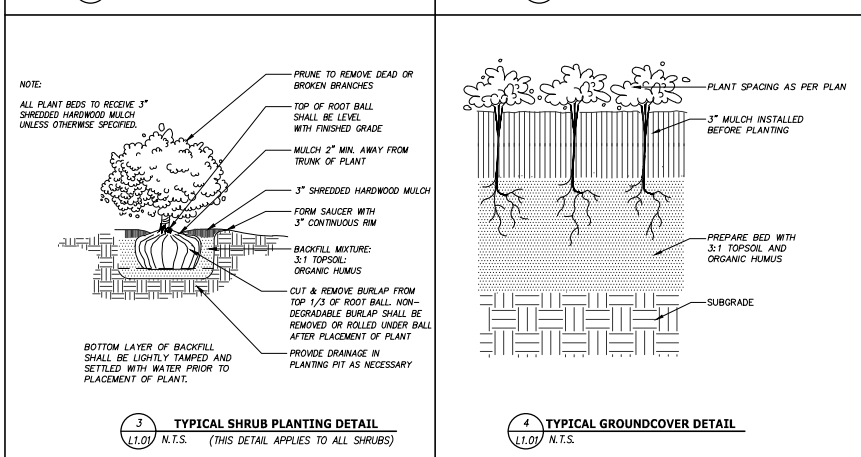
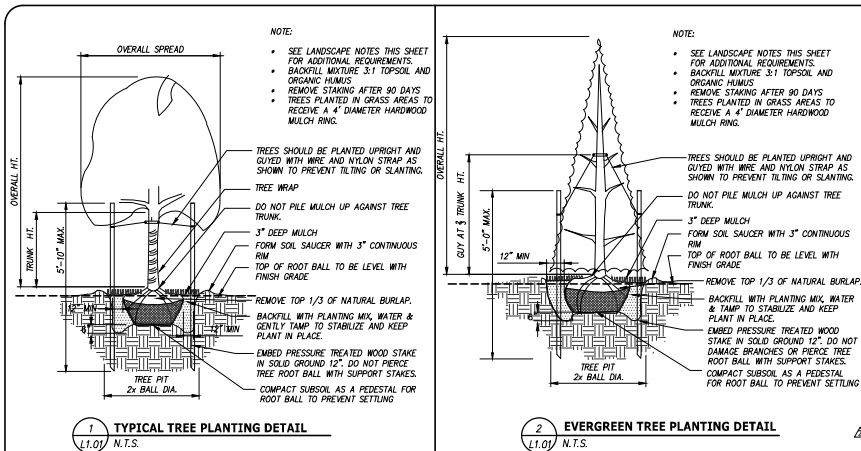
REVISION	DATE
CANNON & CANNON, INC.	
CONSULTING ENGINEERS - FIELD SURVEYORS	
TEL. 865.670.8555	8550 Kingston Pike KNOXVILLE, TN 37919

CLIENT:	MYERS BROTHERS HOLDINGS 558 STONE VISTA LANE KNOXVILLE, TN 37922 TEL. NO. (865) 675-3824
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PROJECT:	RENAISSANCE FARRAGUT REVISION TO SITE PLAN 12756 & 12760 KINGSTON PIKE FARRAGUT, TENNESSEE
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SITE LANDSCAPE PLAN

CIP PROJECT NO.	00433-0007
DRAWING DATE	FEBRUARY 17, 2022
FW	JRH
FW	HEB
DRAWN	CIO
CHECKED	AWG
L1.01	SHEET 1 OF 2



- LANDSCAPE NOTES:**
- CONTRACTOR SHALL TAKE ALL NECESSARY PRECAUTIONS TO PROTECT THE PUBLIC FROM WORK PERFORMED.
 - EXAMINE SITE UPON WHICH WORK IS TO BE PERFORMED. ASCERTAIN THAT ADEQUATE GROWING CONDITIONS WILL BE PROVIDED FOR THE PLANTS. IF PERCOLATION TEST OR SUBSOIL CONDITIONS INDICATE RETENTION OF WATER IN PLANTING AREAS, OR OTHER EVIDENCE INDICATING PRESENCE OF UNDERGROUND WATER, RECTIFY UNSATISFACTORY CONDITIONS BEFORE BACKFILLING. DO NOT PROCEED WITH WORK UNTIL UNSATISFACTORY CONDITIONS HAVE BEEN CORRECTED. COMMENCEMENT OF PLANTING WORK INDICATES SITE CONDITIONS HAVE BEEN ACCEPTED BY CONTRACTOR AS IS.
 - CONTRACTOR SHALL VERIFY THE LOCATIONS AND DEPTHS OF ALL UTILITIES PRIOR TO COMMENCING WORK AND NOTIFY ALL UTILITY COMPANIES SERVING THE SITE. APPROPRIATE PROTECTIVE MEASURES SHALL BE MAINTAINED THROUGHOUT THE DURATION OF UNDERGROUND UTILITIES AND COST INCURRED IS THE SOLE RESPONSIBILITY OF THE LANDSCAPE CONTRACTOR.
 - CONTRACTOR IS RESPONSIBLE FOR ANY NECESSARY COORDINATION WITH OTHER CONTRACTORS ON SITE AS REQUIRED TO ACCOMPLISH ALL PLANTING WORK.
 - SEE SITE DEMOLITION/TREE PROTECTION PLAN FOR TREES TO BE REMOVED AND LOCATIONS OF TREE PROTECTION FENCING. TREE PROTECTION FENCING SHALL BE MAINTAINED THROUGHOUT THE CONSTRUCTION PERIOD. NO MATERIALS, EQUIPMENT, STORAGE, OR PARKING SHALL BE PERMITTED WITHIN TREE PROTECTION AREAS.
 - ORING ALL STAMPS OF TREES TO BE REMOVED TO 4" BELOW EXISTING GRADE.
 - WORK AREA SHALL BE KEPT CLEAN AND CLEAR OF CONSTRUCTION DEBRIS.
 - THE CONTRACTOR SHALL BE RESPONSIBLE FOR PLACEMENT OF SOIL EROSION MEASURES PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL MAINTAIN THE EROSION CONTROL MEASURES THROUGHOUT THE CONSTRUCTION PERIOD TO PREVENT EROSION OF SOIL AND ENTRY OF SOIL BEARING WATER ONTO ADJACENT STREETS, PROPERTIES, AND INTO ANY PUBLIC STORMWATER FACILITIES.
 - STRIP TOPSOIL, ON-SITE, IF APPLICABLE, AND STORE ON-SITE (ON APPROVED LOCATION) FOR FINAL GRADING. REMOVE EXCESS FROM SITE.
 - EXCAVATE SOIL (4" DEPTH) AND REMOVE ALL PLANT MATERIAL IN DESIGNATED PLANTING AREAS. IMPORT (4" DEPTH) STERILE TOPSOIL AND MIX WITH AN EQUAL PART ORGANIC HUMUS.
 - TOPSOIL TO HAVE 4% ORGANIC MATERIAL AND BE FREE OF 1" DIAMETER OR LARGER, ROOTS, PLANTS, CLAY LUMPS, AND OTHER MATERIALS HARMFUL TO PLANT GROWTH.
 - EXCAVATION AND DISPOSAL OF MATERIAL SHALL BE DONE IN ACCORDANCE WITH FEDERAL, STATE, AND LOCAL LAWS, CODES, AND ENVIRONMENTAL REGULATIONS.
 - LANDSCAPE CONTRACTOR SHALL FIELD STAKE TREE AND LOCATIONS AND VERIFY WITH APPLICABLE UTILITY BOARDS PRIOR TO PLANTING.
 - ASSURE THAT BEDS DRAIN AWAY FROM STRUCTURES, REFER TO FINAL GRADING AND DRAINAGE PLANS.
 - PROVIDE AND INSTALL ONLY PLANTS THAT ARE FREE FROM DISEASE AND PESTS, AND THAT COMPLY WITH THE LATEST EDITION OF PUBLICATION ANSI Z60.1, "AMERICAN STANDARDS FOR NURSERY STOCK," BY THE AMERICAN ASSOCIATION OF NURSERYMEN.
 - PLANT MATERIAL SHALL BE REVIEWED BY THE LANDSCAPE ARCHITECT PRIOR TO PLANTING. LANDSCAPE ARCHITECT RESERVES THE RIGHT TO REFUSE ANY PLANT MATERIAL DEEMED UNACCEPTABLE. NO PLANT MATERIAL OR SIZE SUBSTITUTIONS SHALL BE PERMITTED WITHOUT WRITTEN APPROVAL FROM THE LANDSCAPE ARCHITECT. ANY SUBSTITUTIONS MUST ALSO BE APPROVED BY TOWN OF FARRAGUT TO ENSURE COMPLIANCE WITH ALL APPLICABLE REQUIREMENTS.
 - ALL PLANTS SHALL BE Balled and wrapped or container grown. No container grown stock material will be accepted if it is not root banded.
 - REMOVE SYNTHETIC BURLAP, ROPES, WIRE, AND OTHER NON-Biodegradable MATERIALS FROM THE ROOT BALLS AFTER FINAL POSITIONING. ALL ROOT WRAPPING AND CONTAINERS MADE OF SYNTHETICS OR PLASTICS SHALL BE REMOVED AT TIME OF PLANTING.
 - REMOVE UPPER 1/3 OF NATURAL BURLAP FROM PLANT ROOT BALLS.
 - DO NOT PERCEE TREE ROOT BALLS WITH SUPPORT STAKES.
 - IN THE EVENT THE PLANT SCHEDULE AND PLAN DIFFER THE PLAN SHALL GOVERN. FIELD VERIFY ALL PROPOSED PLANT LOCATIONS PRIOR TO PLANTING.
 - PROVIDE 3" (INCHES) DEEP LAYER IN A FOUR FOOT DIAMETER RING AROUND TREES IN SOO AND SEEDED LAWN AREAS UNLESS OTHERWISE SPECIFIED. DO NOT PILE MULCH UP AGAINST TRUNKS OR STEMS OF PLANTS.
 - ADD FERTILIZER AS REQUIRED FOR OPTIMUM PLANT PERFORMANCE AND PRE-EMERGENT HERBICIDE.
 - ADD PRE-EMERGENT HERBICIDE UNDERNEATH AND ON TOP OF MULCH IN LANDSCAPE BEDS.
 - ALL PLANTS SHALL BE WATERED THOROUGHLY TWICE DURING THE FIRST 24 HOUR PERIOD. ALL PLANTS SHALL THEN BE WATERED TWICE WEEKLY BY THE CONTRACTOR UNTIL PLANTING AND CONSTRUCTION ARE COMPLETE, AND CONTRACTORS ARE GONE FROM SITE.
 - SEED OR SOO ALL APPLICABLE AREAS AS SHOWN ON LANDSCAPE PLANS. ALL OTHER AREAS OF CONSTRUCTION SHALL BE SEEDED IN ACCORDANCE WITH FINAL EROSION CONTROL PLANS (UNLESS OTHERWISE SPECIFIED ON THE LANDSCAPE PLANS. SEE SEEDING AND SOO NOTES THIS SHEET).
 - ACTUAL AS-BUILT CONDITIONS MAY VARY FROM THIS PLAN. PLANT AND MATERIAL QUANTITIES AS SHOWN ON THE PLAN ARE FOR UNIFORM COMPARISON AND ESTIMATE PURPOSES ONLY. NOTIFY LANDSCAPE ARCHITECT OF ALL CONDITIONS WHICH WILL AFFECT PLANT QUANTITIES REQUIRED AND/OR THEIR LOCATION.
 - WARRANTY MATERIALS AND WORKMANSHIP FOR TWELVE MONTHS FROM THE DATE OF SUBSTANTIAL COMPLETION.
 - CONTRACTOR TO PROVIDE IRRIGATION DESIGN AND COORDINATE ALL IRRIGATION CONNECTIONS ON SITE.

- SEEDING NOTES:**
- A 4 IN. (MIN) LAYER OF TOPSOIL SHALL BE PLACED OVER THE AREAS TO BE SEEDED AND TO THE FINISH GRADE ELEVATIONS AS SHOWN ON THE DRAWINGS.
 - WHERE SEEDING AREAS OR LAWNS ARE TO BE ESTABLISHED IN AREAS THAT HAVE NOT BEEN ALTERED OR DISTURBED BY EXCAVATION, GRADING, OR STIRRING OPERATIONS, PREPARE SOIL BY TILTING TO A HOMOGENEOUS MIXTURE OF FINE TEXTURE, FREE OF LUMPS, GLOBS OR STONES LARGER THAN 2" IN GREATEST DIMENSION, ROOTS AND OTHER EXTRANEALOUS MATERIAL. TO A DEPTH OF NOT LESS THAN 6". ELIMINATING UNEVEN AREAS AND LOW SPOTS. REMOVE FOREIGN MATERIALS. SPREADING TOPSOIL TO A 4" MINIMUM DEPTH AT SEEDED AREAS; 2" MINIMUM AT SOOED AREAS.
 - IF QUANTITY OF STOCKPILED TOPSOIL IS INSUFFICIENT, PROVIDE ADDITIONAL TOPSOIL AS REQUIRED. ENSURE THAT TOPSOIL IS FERTILE, FINE, FINE-LOAM, FINE-LOAM, FINE-LOAM, FINE-LOAM, CAPABLE OF SUSTAINING VIGOROUS PLANT GROWTH, TAKEN FROM WELL-DRAINAGE SITE; FREE OF SUBSOIL, CLAY LUMPS OR STONES LARGER THAN 2" IN GREATEST DIMENSION, PLANTS, WEEDS, AND ROOTS; CONTAINING 3% MINIMUM ORGANIC MATTER.
 - ALL NEWLY GRADED GARDEN AREAS THAT ARE NOT TO BE PAVED, STABILIZED, OR SOOED SHALL BE SEEDED, FERTILIZED, AND MULCHED WITHIN 30 DAYS OF ATTAINMENT OF FINAL GRADE. MULCH WITH STRAW AT A RATE OF 100 LBS./1000 S.F. OVER THE SEEDED AREAS.
 - NO SLOPES SHALL EXCEED 2.5:1 (H:V). ALL SLOPES STEEPER THAN 3:1 TO RECEIVE EXTENDED TERM EROSION CONTROL BLANKET.
 - DO NOT ALLOW WATER TO ACCUMULATE IN EXCAVATIONS OR POND ON-SITE. PROVIDE NECESSARY MEASURES TO KEEP THE SITE FREE-DRAINING.
 - ALL LANDSCAPING ACTIVITIES SHALL BE IN ACCORDANCE WITH TOWN OF FARRAGUT EROSION CONTROL ORDINANCE AND TREE PROTECTION ORDINANCE.
 - TEMPORARY OR PERMANENT SOIL STABILIZATION AT THE CONSTRUCTION SITE MUST BE COMPLETED WITHIN 2 WEEKS (14 DAYS) AFTER THE CONSTRUCTION ACTIVITY IN THAT PORTION OF THE SITE HAS TEMPORARILY OR PERMANENTLY CEASED. STEEP SLOPES (3:1 OR GREATER) SHALL BE STABILIZED WITHIN ONE WEEK (7 DAYS) AFTER CONSTRUCTION ACTIVITY ON THE SLOPE HAS TEMPORARILY OR PERMANENTLY CEASED. APPLY TEMPORARY SEEDING TO SOIL STOCKPILES.
 - APPLY PERMANENT SEEDING WHENEVER GRADING OPERATIONS ARE COMPLETED AND ALL CONSTRUCTION OPERATIONS WILL NOT IMPACT THE DISTURBED AREA. APPLY PERMANENT SEEDING TO ALL NON-CONSTRUCTION AREAS WHICH SHOW SIGNS OF EXCESSIVE EROSION.
 - WATER THOROUGHLY AND ALLOW SURFACE MOISTURE TO DRY BEFORE SEEDING. DO NOT CREATE A MOIST CONDITION, DO NOT SEED WHEN THE GROUND IS FROZEN.
 - PROVIDE FERTILIZER TO PERMANENT LAWN AREAS DURING INITIAL PERIOD OF GROWTH IN PROPER DOSES, CONCENTRATIONS, AND APPLICATION FREQUENCY UNTIL WELL-ESTABLISHED.
 - MAINTAIN LAWN UNITS. GRASS IS WELL ESTABLISHED AND EXHIBITS A VIGOROUS GROWING CONDITION AND NOT LESS THAN 60 DAYS FROM DATE OF SUBSTANTIAL COMPLETION. IF SEEDED IN FALL, CONTINUE MAINTENANCE THE FOLLOWING SPRING UNTIL ACCEPTABLE GROWTH IS ESTABLISHED.
 - WARRANTY AREAS OF PERMANENT VEGETATIVE COVERAGE FOR ONE YEAR FROM THE DATE OF SUBSTANTIAL COMPLETION.
- TEMPORARY SEEDING MIXTURES SHALL BE AS FOLLOWS:**
- | SEEDING DATES | GRASS SEED | PERCENTAGES |
|---------------|------------------|-------------|
| 1/1 TO 5/1 | ITALIAN RYE | 33% |
| | KOREAN LESPEDEZA | 33% |
| | SUMMER OATS | 34% |
| 5/1 TO 7/15 | SODUM - SORGHUM | 100% |
| 7/1 TO 7/15 | STAR WHEAT | 100% |
| 7/15 TO 1/1 | BALBOA RYE | 67% |
| | ITALIAN RYE | 33% |
- PERMANENT SEEDING MIXTURES SHALL BE AS FOLLOWS:**
- | SEEDING DATES | GRASS SEED | PERCENTAGES |
|---------------|-----------------------|-------------|
| 2/1 TO 7/1 | KENTUCKY 31 FESCUE | 80% |
| | KOREAN LESPEDEZA | 10% |
| | ENGLISH RYE | 5% |
| 6/1 TO 8/15 | KENTUCKY 31 FESCUE | 50% |
| | ENGLISH RYE | 20% |
| | KOREAN LESPEDEZA | 10% |
| | GERMAN WHEAT | 10% |
| 4/15 TO 8/15 | BERNARDGRASS (HULLED) | 70% |
| | ANNUAL LESPEDEZA | 30% |
| 8/1 TO 12/1 | KENTUCKY 31 FESCUE | 70% |
| | ENGLISH RYE | 20% |
| | WHITE CLOVER | 10% |
| 2/1 TO 12/1 | KENTUCKY 31 FESCUE | 70% |
| | CROWN VETCH | 25% |
| | ENGLISH RYE | 5% |

REVISED PER TOWN OF FARRAGUT VRS COMMENTS 02/17/2022

REVISED PER TOWN OF FARRAGUT COMMENTS 02/07/2022

REVISIONS

DATE

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PROJECT: RENAISSANCE FARRAGUT
REVISION TO SITE PLAN
12756 & 12760 KINGSTON PIKE
FARRAGUT, TENNESSEE

LANDSCAPE DETAILS

CIP PROJECT NO. 00433-0007

DRAWING DATE: FEBRUARY 17, 2022

FW JRH PJC HED

DRAW CIO CHECKER AVG

L2.01
SHEET 2 OF 2

Possible Sign Ordinance Amendment Language

Peripheral Accessory Freestanding Sign (enter/exit)

Current Language

Peripheral Accessory Freestanding Sign. For each public street or public access easement that provides direct access to the property, one peripheral accessory freestanding sign shall be permitted provided the following criteria are met:

- a. Such sign shall not exceed two square feet in sign area and 30 inches in overall height.
- b. Such sign shall have a base that is architecturally compatible with the building it is associated with, and
- c. Such sign shall be at least 15 feet from the back of the public street/access easement curb and at least five feet from any parking lot or accessway curb.

Possible Amendment 1

Peripheral Accessory Freestanding Sign. For each [accessway \(driveway\) that provides direct access to the property from a public street or public access easement](#), one peripheral accessory freestanding sign shall be permitted provided the following criteria are met:

- a. Such sign shall not exceed two square feet in sign area and 30 inches in overall height.
- b. Such sign shall be [located](#) at least 15 feet from the back of the public street/access easement curb, at least five feet from any parking lot or accessway curb, [but no more than 10 feet from any accessway curb](#).
- c. [Such sign shall not create visibility obstructions; and](#)
- d. Such sign shall have a base that is architecturally compatible with the building it is associated with.

Possible Amendment 2

Peripheral Accessory Freestanding Sign. For each [accessway \(driveway\) that provides direct access to the property from a public street or public access easement](#), **two** peripheral accessory freestanding signs [\(one per each side of the accessway\)](#) shall be permitted provided the following criteria are met:

- a. Such sign(s) shall not exceed two square feet in sign area and 30 inches in overall height.
- b. Such sign(s) shall be [located](#) at least 15 feet from the back of the public street/access easement curb, at least five feet from any parking lot or accessway curb, [but no more than 10 feet from any accessway curb](#).
- c. [Such sign\(s\) shall not create visibility obstructions; and](#)
- d. Such sign(s) shall have a base that is architecturally compatible with the building it is associated with.

For the purposes of this section, an accessway (driveway) with a dividing median shall be considered as a single accessway and shall be permitted a total of only two signs.

Additional Items for discussion.

1. More specific mounting controls for Peripheral Accessory Freestanding Signs.

Should additional aesthetic controls be placed on the support structure for such signs. Currently, the code simply requires the base to be architecturally compatible with the building it is associated with. This could allow for the use of various color support poles and structures. An alternative would be to require a neutral and less obtrusive color for the supports. For example, the code could require the use of a flat/matt black finish for the poles supporting such signs, while requiring all other supporting structures to be architecturally compatible with the building.